

**TOWN OF WARREN**  
PLANNING BOARD  
WARREN, MASSACHUSETTS 01083

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**WARREN PLANNING BOARD**  
**MINUTES OF September 28, 2020**

**PRESENT:** Mr. Derick Veliz Chairmen: Mr. David Dufresne-Vice Chair Mrs.; Mrs. Drue King; Mr. Edward Londergan; Mr. Richard Eichacker

**Absent:** All Present

**ATTENDEE:** See List

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Meeting was called to order at 7:30PM in the Gymnasium of the Shepard Building.

**The Pledge of Allegiance**

**ANR-James Allard- 430 Cutler Road Ext.**

Plan depicts three (3) lots (Map 2 Lots 6 & 6.2 & 6.3) Create lot 6.3 to convey to Mr. Allard from Mrs. Lavine to make an access strip of land (591sq. ft.) to join with lot 6.2 to create a Rear Lot. Upon conveyance Lavine to Allard of 6.3 lot 6.2 will be subdivided to create a Rear Lot.  
Rear Lot will consist of 4.5315 Acres, 50' access driveway.

**Mr. Dufresne recused himself since he is an abutter to Mr. Allard.**

Damien Berthiaume, James Allard, and James Fountain Representatives for Hearing.

Mr. O'Shea an abutter to Mr. Allard property had concerns with the access driveway to the rear lot being more than 10% grade and water runoff on to his property. The Plans did not show the grade.

Mr. Allard had the Plans Revised to show the grade of the Road. The Road met the Zoning requirements. Mr. Berthiaume will write a condition for the Decision on the drainage issue to satisfy both Mr. O'Shea and Mr. Allard.

With no further discussion Motion was made to close the Public Hearing for James Allard made by Mr. Eichacker: second Mrs. Drue King- 5 yes votes.

Board will have the Decision for October 5, 2020 @ 7:15pm- Possible Vote.

**Set date to reschedule Sunpin Solar Development, LLC**

October 19, 2020 to work on the decision for Sunpin Solar Development, LLC.

**Set Date for Public Hearing for BHT Properties Group.**

Hearing set for November 9, 2020 @ 7:15pm.

Warren Planning Board Minutes of September 28, 2020

### Review Letters from Gravel Pit Site Visit.

Motion to approve letters made by Mrs. King: second Mr. Londergan- 5 yes votes

### Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 366.40 & \$302.28 made by Mrs. King: second Mr. Londergan- 5 yes votes.

Motion to approve and sign invoice for Turley (#297) in the amount of \$174.16 made by Mr. Londergan: second Mr. Eichacker - 5 yes votes.

### Minutes

Motion to approve and sign minutes from August 24, 2020 made by Mr. Dufresne: second Mrs. King-5 yes votes.

Next Meeting Date: October 5, 2020 @ 7:15pm

### Other Business

Heather Bednarz has concern with another Junkyard/ Automobile Graveyard Business wanting to come into Town. Miss. Bednarz has had many issues with Tow Truck Drivers Speeding by her farm on Southbridge Road going to the existing Business in Town. Miss Bednarz wanted the Board to know that it is not only the area where the Business will be located but the entire Town that is affected with the issue of speeding Tow Vehicles.

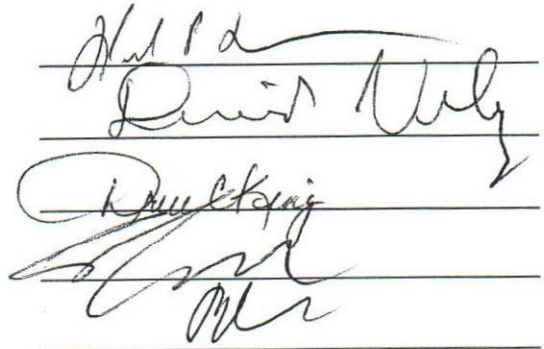
Motion to adjourn made by Mr. Dufresne: second Mr. Eichacker- 5 yes votes @ 8:36

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved

Members of the Board Signatures

The image shows five handwritten signatures on lined paper. The signatures are written in dark ink and are somewhat stylized. The first signature is at the top, followed by four more signatures below it, each on a new line. The signatures appear to be of different individuals, likely the members of the board mentioned in the text.